

280B

June 26, 1963

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Edward J. Logue, Development Administrator
SUBJECT: LAND ACQUISITION PROCEDURES FOR THE WASHINGTON PARK
URBAN RENEWAL AREA

Under the terms of the approved Urban Renewal Plan, an additional 712 properties must be acquired by the Authority in the Washington Park area. These properties include land which is to be assembled, cleared, and developed for new schools, shopping centers, parking and recreation areas, a civic center, and relocation housing.

At least two acquisition appraisals will be completed for all of these properties during July, and URA concurrence in the proposed acquisition prices will be available shortly thereafter.

In the execution of the Washington Park Plan beyond the early land stages, it is desirable to stage the acquisition program as closely as possible to the schedule for the development of new housing, schools and other community facilities; to minimize the hardships imposed on individual property owners; and to reduce property management responsibilities of the Authority to a minimum.

In the past the Authority has acquired properties by filing an Order of Taking. This procedure, which is desirable in "early land" proceedings, presents problems both to property owners and the BRA. Property owners are affected to the extent that it may be many months before the Authority is in position to make pro tanto payments or outright purchases. This has resulted in hardship in many cases. This procedure also requires extensive management services to be provided by the BRA.

In order to minimize hardship to individual property owners, in order to keep property management responsibilities of the Authority at a minimum, and in order to program and thereby facilitate relocation, I propose that the following policy be adopted for guidance in the acquisition of these parcels:

1. Adopt the Land Acquisition Staging Plan to be used as a guide in acquiring parcels in the Washington Park area. (A proposed Land Acquisition Staging Plan is attached.)
2. Send letters to each owner of property to be acquired indicating the approximate date when the property will be acquired and advising that the BRA will purchase the property at an earlier date if the owner so desires and notifies the Authority in writing to that effect. If for any reason the property owner and the Authority can not reach an agreement as to price the Authority will exercise the power of eminent domain and make a prompt pro tanto payment.
3. Authorize the Real Estate Officer or those designated by him to negotiate with, settle and purchase properties indicated by the approved Urban Renewal Plan as those to be acquired, provided that the settlement price approved for such property by URA is not exceeded.
4. Direct the BRA staff of negotiators promptly to follow up requests for negotiation and to settle all claims on the basis of the general land acquisition policies adopted by the Authority.

June 26, 1963

Washington Park Urban Renewal Area
Boston Redevelopment Authority

LAND ACQUISITION STAGING PLAN

The purpose of a Land Acquisition Staging Plan is to provide a program for the acquisition of properties on sites designated for redevelopment in accordance with the Urban Renewal Plan for the Washington Park Urban Renewal Area, as shown on the attached map. The Land Acquisition Staging Plan is designed to provide the Authority with guidelines for the acquisition of properties sufficiently in advance of actual site development in order to allow adequate time for carrying out relocation, demolition, and site preparation activities so that actual construction of a new facility will not be delayed.

The priorities set forth in the Land Acquisition Staging Plan are based on a combination of factors, such as the relative need for specific types of redevelopment in the project area, the willingness of public and private redevelopers to start construction as soon as possible, the amount of time required to complete relocation, demolition, and site clearance activities in preparing a site for construction, and the rounding out of acquisition areas in order to promote more efficient real estate operations.

The Land Acquisition Staging Plan for the Washington Park Urban Renewal Area, which is flexible enough to take advantage of opportunities for accelerating redevelopment as such opportunities present themselves, is outlined as follows:

(1) Properties on the following sites will be acquired by the Authority during July - December, 1963:

<u>Site Designation</u>	<u>Re-use</u>
A-1	Housing
A-2	Housing
A-3	Housing
B-2	Housing
C-2 (remainder)	Housing
C-3 (remainder)	Housing
C-4	Housing
D	Housing
F-1 (remainder)	Community shopping center
F-2	Neighborhood shopping area
F-4	Neighborhood shopping area

(1) Properties on the following sites will be acquired by the Authority during July - December, 1963: (continued)

<u>Site Designation</u>	<u>Re-use</u>
G-5	Light industry, special
I-5 (remainder)	Institutional (school)
S-5	Right-of-way adjustment
S-9	Right-of-way adjustment (cross-town)
S-13	Right-of-way adjustment
S-14	Property line adjustment

(2) Properties on the following sites will be acquired by the Authority during January - June, 1964:

<u>Site Designation</u>	<u>Re-use</u>
A-4	Housing
F-3	Community shopping center
G-1	Light industry, general
G-2	Light industry, special
G-3	Light industry, special
G-4	Light industry, special
H-4	Institutional (near St. Richard's)
H-7	Institutional (child care center)
H-9	Institutional (church construction)
I-4	Institutional (health center)
S-1	Property line adjustment
S-11	Property line adjustment
S-12	Park or parking lot
S-17	Property line adjustment

(3) Properties on the following sites will be acquired by the Authority during, July - December, 1964:

<u>Site Designation</u>	<u>Re-use</u>
H-1	Institutional (Roxbury Boys Club)
H-3	Institutional (church property)
H-8	Institutional (St. Mark's Church)
H-10	Institutional (St. Mark's Social Center)
I-1	Institutional (civic center)
I-2	Institutional (school)
I-7	Institutional (library)
J-1	Recreation (totlot or park)
S-2	Property line adjustment
S-4	Property line adjustment

(4) Properties on the following sites will be acquired by the Authority during January - June, 1965:

<u>Site Designation</u>	<u>Re-use</u>
B-3	Housing
J-5	Recreation (totlot or park)
S-10	Property line adjustment
S-15	Right-of-way adjustment
S-16	Property line adjustment

(5) Properties on the following sites will be acquired by the Authority during July - December, 1965:

<u>Site Designation</u>	<u>Re-use</u>
C-5a	Housing
C-5b	Housing
H-5	Institutional (St. Joseph's Church)
I-3	Institutional (recreation center)
J-6	Recreation (totlot or park)
J-7	Recreation (totlot or park)
J-8	Recreation (totlot or park)

(6) Properties on the following sites will be acquired by the Authority during January - June, 1966:

<u>Site Designation</u>	<u>Re-use</u>
A-5	Housing
F-5	Commercial Parking
F-6	Commercial Parking
F-7	Commercial Parking
F-8	Commercial Parking
H-2	Institutional (St. James' Church)
H-11	Institutional (Freedom House parking)
I-6	Institutional (school)
J-2	Recreation (totlot or park)
J-3	Recreation (expansion of Washington Park)
J-4	Recreation (totlot or park)
S-3	Right-of-way adjustment
S-6	Right-of-way adjustment (cross-town)
S-7	Right-of-way adjustment (cross-town)
S-8	Right-of-way adjustment (cross-town)

